

PLANNING DIVISION STAFF REPORT

August 24, 2015

PREPARED FOR THE PLAN COMMISSION



Project Address: Adjacent to 5000 N. Sherman Avenue

Application Type: Direct Annexation from Town of Westport

Legistar File ID # [39538](#)

Prepared By: Timothy M. Parks, Planning Division

Summary

Requested Action: Approval of Ordinance ID 39538, annexing a 6.42-acre property owned by Cherokee Park, Inc. located adjacent to 5000 N. Sherman Avenue from the Town of Westport to the City of Madison.

Petitioner: Dennis Tiziani, President, Cherokee Park, Inc.; 5000 N. Sherman Avenue; Madison

Status of Petitioner: Property owner. According to the petition, there are no electors on the property, which is undeveloped.

Applicable Regulations & Standards: Section 66.0217 of Wisconsin Statutes outlines the process for annexation of land to municipalities in the State of Wisconsin.

Review Required By: Plan Commission and Common Council.

Development Schedule: Following annexation, it is anticipated that the petitioner will seek approval of a zoning map amendment and subdivision plat to develop low-density housing on the property. There is no timeline for when those approvals will be requested.

Parcel Location: The annexation petition encompasses a 6.42-acre parcel located at the southwestern corner of Mid Town Road and Woods Road. The land is adjacent to Aldermanic District 18 (Kemble) and is currently located in the Waunakee School District.

Adopted Land Use Plan: The [Cherokee Special Area Plan](#) includes the annexation parcel in the “Cherokee Country Club” planning sub-area, which is identified primarily for low-density residential uses up to 8 dwelling units per acre except for a small portion of the area, which is identified as part of the adjoining golf course and clubhouse.

Public Utilities and Services: The subject site is located in the Central Urban Service Area. Public sewer is available to the site and includes a Madison Metropolitan Sewerage District interceptor at the southern end of the annexation parcel and a City of Madison main on the east side of N. Sherman Avenue. City water is located approximately 400 feet south of the annexation parcel at the intersection of N. Sherman Avenue and Golf Parkway; extension of the water main north to serve the subject site would be required as a condition of approval of any future development. The City believes that it can provide a full array of services to the site following annexation and future development.

The annexation property is currently located in a mapped environmental corridor that includes most of the golf course at Cherokee Country Club but excludes the land to the south on which the clubhouse is located. An amendment to remove the annexation parcel from the environmental corridor will be required before any development of the property could commence.

Project Description, Analysis and Conclusion

The property owner, Cherokee Park, Inc., is requesting direct annexation of a 6.42-acre parcel to the City of Madison from the Town of Westport. The parcel to be annexed is undeveloped and is located along the west side of N. Sherman Avenue adjacent to the Cherokee Country Club golf course and just north of the clubhouse. The 6.42 acres to be annexed include a portion of the clubhouse driveway to N. Sherman Avenue, which may be incorporated into a future residential development of the annexation parcel. The Cherokee Special Area Plan identified the annexation area as part of the "Cherokee Country Club" planning sub-area for future low-density residential use up to 8 units an acre. No development plans have been formally submitted for review at this time. The parcel will be zoned Temporary A—Agricultural upon annexation.

In April 2007, the City of Madison entered into an Annexation/ Attachment Agreement with Cherokee Park Development, Inc., under which Cherokee and the City agreed to work cooperatively on a series of annexations that would bring most of the Cherokee development into the City over a period of 15 years. In reviewing the proposed annexation, staff believes that this request is consistent with the Cherokee Annexation/ Attachment Agreement and with the Cherokee Special Area Plan.

Recommendation

The Planning Division recommends that the Plan Commission forward this annexation ordinance to the Common Council with a favorable recommendation.